

CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC
Meeting Minutes

TUESDAY, January 10, 2006

Board Member(s) Present:

Mr. Juan Carlos Gonzalez-President, , Margarita Suarez-Rivas-Secretary , Angel Leal-Vice-President

Also Represented at the Meeting:

Joseph Ganguzza-Attorney for the Association
Lourdes Sanchez-Legal Assistant
Robert Berman-BTH-5
Mike Mendez-TH-10
Rocio Sullivan-M-19Recording Minutes
Caridad Amores-TH-13

Meeting Called to Order:

Meeting started at 7:00 PM call to order

The meeting was held at the offices Joseph Ganguzza at 1 SE 3rd Ave, Suite 1820

_The Board approved the Minutes from previous meeting of 12/12/05.

Old Business-None

New Business-

_Joe Ganguzza will attempt to get the structural plans from John Pistorino.

_Insurance adjuster is working with us. Windows might be paid for by the insurance Company.

_Letter of liability will be sent to owners by Miami Mgt. indicating that work may be performed in their apts. to remove moisture decontamination. Owners may want to remove their belongings before work begins or take a photo of apt. for insurance purposes.

_Buchanan Services will make an attempt to approach Ray Miranda to see if there is a way of utilizing him for the electrical plans and engineering.

- The Advisory Group will prepare mission statements and goals for the creation of the Construction and Financial Committees before the next Board meeting. In the interim Miami Mgt. will send a letter out soliciting participation in both committees. The Board passed a motion creating both committees. The advisors will make recommendations to the Board after reviewing qualifications of potential members.

- Caridad Amores will get all necessary Trust powers and signature cards executed with Banco Popular so our accounts can be set up.

- Caridad Amores will follow up with the insurance carrier to answer their questions which is holding up our ability to get “ Directors & Officers Liability Insurance for the board.

-Joe Ganguzza will check with Robert Stone to see if he did a Budget for 2006 and 2005.

-Margarita Suarez will coordinate a meeting with the proposed CPA and Mr. Stone.

-Robert Berman was appointed Treasurer of the Board, Motion by Juan Gonzales, seconded by Angel Leal and third by Margarita Rivas

-Rocio Sullivan owner of M19 brought up the problem about the mis-allocation of the percentages in the condo documents for her unit. Joe Ganguzza said he will do the research

-Meeting was adjourned at 8:30 P.M.